



## Memorandum

**TO:** RULES AND OPEN GOVERNMENT  
COMMITTEE

**FROM:** Councilmember  
Donald Rocha

**SUBJECT:** CAMBRIAN PLAZA

**DATE:** February 13, 2014

Approved

Date

2/13/14

### RECOMMENDATION

That staff be directed to help provide answers the following questions pertaining to the Cambrian Plaza Shopping Center property located at 14900 Camden Ave ("the property" hereinafter.)

1. The property is currently within a County pocket. Is there a requirement that the property be annexed into the City before it can be redeveloped? If so, what is the trigger for annexation and what is the process for annexation? Are there any other relevant stipulations or requirements surrounding annexation pursuant to our agreements with the County?
2. What could be developed on the property if it remains in the County?
3. If the property does redevelop within the County, what land use approvals might be necessary and what would the County's process for those approvals be?
4. Given that the property is part of the Camden/Hillsdale Ave. Urban Village as established in the 2040 General Plan, and that the Camden/Hillsdale village is in the Plan's third growth horizon, what could be built on the site currently if it were annexed into the City?
5. What are the "Signature Project" standards for the site? Specifically, what numerical thresholds for jobs and housing density would be required?
6. How many acres is the Camden/Hillsdale Urban Village?
7. Is there a process by which urban villages can be moved from one growth horizon to another?

## ANALYSIS

A recent Business Journal article reported that the Cambrian Plaza Shopping Center in my district is being offered for sale. Cambrian Plaza sits on a 17-acre site at the corner of Camden Ave. and Union Ave. There is speculation in the article that the site could be a candidate for redevelopment.

Residents who live near Cambrian Plaza are keenly interested in the future of the property. Just this Monday, I attended a neighborhood meeting where residents asked some very good questions about the City's role in any future redevelopment project. With this memo, I've put together some questions that I believe, if answered, would help us respond to residents. They also have the added benefit of allowing the City to get a head-start on understanding the complicated circumstances that surround this site.

In particular, there are two facts that we should note. First, this parcel is within a County pocket, and is thus not within the City's jurisdiction. Second, if the site were annexed into the City, it would be within an Urban Village as designated by the 2040 General Plan. I think it's important that we understand both how annexation rules and urban village rules apply to this site now or in the future. The jurisdictional issue is important because it has implications for land use control and sales tax apportionment, and urban village rules are significant because they may influence a new owner's decision-making around whether to annex in, and if so, what kind of project to propose.

By looking into these questions now, we can be prepared if a redevelopment proposal does come forward at some point in the future.